

City Council
Atlanta, Georgia

01-0-1674

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-70
9-11-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1721 DeKalb Avenue, N.E.** be changed from the **I-2 (Heavy Industrial) and I-1 (Light Industrial)** District to the **I-1 (Light Industrial) and C-2 (Commercial Service)** District, as shown on the attached legal description.

ALL THAT TRACT or parcel of land lying and being in Land Lot **210** of the **15th** District of **Dekalb** County, Georgia, being more particularly described the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY



Description of Property

All these tracts or parcels of land lying and being in Land Lot 210 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

TRACT I - Arizona Ave. NE - I-2 + I-1 to C-2

To reach the point of beginning: commence at an iron pin found at the intersection formed by the east line of Land Lot 210 (said line being the line common to Land Lots 210 & 211) and the southerly r/w of Rogers Street (50' r/w) and proceed thence South 01°05'37" East along the east line of Land Lot 210 a distance of 400.01 feet to a point; proceed thence South 88°41'48" West, and departing the east line of Land Lot 210, a distance of 6.13 feet to a point; proceed thence South 42°47'47" West a distance of 57.38 feet to a point; proceed thence South 88°12'46" West a distance of 312.80 feet to a point on the easterly r/w of Arizona Avenue (50' r/w); proceed thence North 87°23'37" West a distance of 71.68 feet to an iron pin found on the westerly r/w of Arizona Avenue and the point of beginning. From the point of beginning: proceed thence South 01°00'00" East along the westerly r/w of Arizona Avenue a distance of 134.38 feet to a point; thence leaving said r/w and running South 88°02'00" West a distance of 150.00 feet to a point; running thence South 82°00'00" East a distance of 100.00 feet to a point; running thence South 80°15'34" West a distance of 104.98 feet to an iron pin found; running thence North 08°34'08" West a distance of 204.39 feet to an iron pin found; running thence South 87°03'07" West a distance of 77.23 feet to a point; running thence North 01°22'08" West a distance of 188.80 feet to an iron pin found; running thence South 88°00'00" East a distance of 351.82 feet to an iron pin found; running thence South 88°00'00" East a distance of 67.22 feet to the westerly r/w of Arizona Avenue (50' r/w) and the point of beginning; said tract containing 2.34063 acres or 102,429 square feet.

TRACT II - NE Corner of Arizona Ave. NE + Rogers St. NE

Beginning at a punch hole found at the intersection formed by the southerly r/w of Rogers Street (50' r/w) and the east line of Land Lot 210 (said line being the line common to Land Lots 210 & 211) and running thence westerly along the southerly r/w of Rogers Street (50' r/w) and variable r/w the following courses and distances: South 88°00'00" West, 344.88 feet to an iron pin found; thence along the arc of a curve to the right 34.48 feet to a point also found on the southeasterly r/w of Arizona Avenue (50' r/w) (said pin having a chord distance of 50.00 feet on a bearing of North 42°23'33" West and a radius of 30.000 feet); thence leaving said r/w of Rogers Street and running North 07°03'45" East along the southeasterly r/w of Arizona Avenue a distance of 153.92 feet to the southeasterly r/w of the CSX Railroad; thence leaving the r/w of Arizona Avenue and running South 80°51'48" East along the southeasterly r/w of the CSX Railroad a distance of 343.92 feet to the East line of Land Lot 210; thence leaving said r/w and running South 81°58'41" East along the east line of Land Lot 210 a distance of 84.61 feet to the northerly r/w of Rogers Street (50' r/w) and the point of beginning; said tract containing 0.76773 of an acre or 34,313 square feet.

TRACT III - Arizona Ave. NE - I-2 to I-1

Beginning at an iron pin found at the intersection formed by the east line of Land Lot 210 (said line being the line common to Land Lots 210 & 211) and the southerly r/w of Rogers Street (50' r/w) and running thence South 01°05'37" East along the east line of Land Lot 210 a distance of 400.01 feet to a point; running thence South 88°41'48" West, and departing the east line of Land Lot 210, a distance of 6.13 feet to a point; running thence South 42°47'47" West a distance of 57.38 feet to a point; running thence South 88°12'46" West a distance of 312.80 feet to a point on the easterly r/w of Arizona Avenue (50' r/w); running thence northerly along the easterly r/w of Arizona Avenue the following courses and distances: North 00°55'43" West, 413.17 feet; thence along the arc of a curve to the right 100.18 feet to an iron pin found on the southerly r/w of Rogers Street (variable r/w) (said arc having a chord distance of North 02°18'55" East and a radius of 300.330 feet); thence leaving the r/w of Arizona Avenue and running easterly along the southerly r/w of Rogers Street (variable r/w and 50' r/w) the following courses and distances: along the arc of a curve to the right 42.53 feet (said arc having a chord distance of 38.90 feet on a bearing of North 45°43'56" East and a radius of 30.000 feet); thence North 88°15'31" East, 322.15 feet to the east line of Land Lot 210 and the point of beginning; said tract containing 4.42684 acres or 192,920 square feet.